

144

TERRACES OF WESTLAKE - PHASE I
BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, PLAT BOOK 130, PAGES 153 AND 154,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST,
CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

CITY OF WESTLAKE'S APPROVAL

THIS CERTIFIES THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE BY A RESOLUTION DULY ADOPTED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2023, IN ACCORDANCE WITH SEC. 177.071(2), F.S., AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE CITY OF WESTLAKE IN ACCORDANCE WITH SEC. 177.081(1), F.S.

ATTEST: *Ken Casse*
CITY MANAGER, KEN CASSEL

BY: *John Paul O'Connor*
CITY MAYOR JOHN PAUL O'CONNOR

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE, WINSTON & STRAWN LLP, MEMBERS OF THE FLORIDA BAR, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THAT CERTAIN PLAT PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY (THE "TITLE EVIDENCE") WITH AN EFFECTIVE DATE OF JUNE 5, 2023 AT 5:00 P.M. (THE "EFFECTIVE DATE"), WITH RESPECT TO THE PROPERTY MORE PARTICULARLY DEPICTED AND DESCRIBED HEREIN AS TERRACES OF WESTLAKE - PHASE I (THE "PROPERTY").

BASED SOLELY ON OUR REVIEW OF THE TITLE EVIDENCE, AND WITHOUT INDEPENDENT INVESTIGATION, WE HEREBY CERTIFY THAT, AS OF THE EFFECTIVE DATE, (1) FEE SIMPLE TITLE TO THE PROPERTY WAS VESTED IN MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "OWNER"), (2) REAL ESTATE TAXES FOR THE PROPERTY FOR THE YEAR 2022 HAVE BEEN PAID, AND (3) THERE ARE NO RECORDED MORTGAGES ENCUMBERING THE PROPERTY.

THIS TITLE CERTIFICATION IS FURNISHED BY US TO THE CITY OF WESTLAKE (THE "CITY") AND IS RENDERED SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT TO THE CITY. THIS TITLE CERTIFICATION MAY BE RELIED ONLY BY THE CITY SOLELY IN CONNECTION WITH THE OWNER'S SUBMISSION OF THIS PLAT AND MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY IN ANY MANNER WHATSOEVER.

DATED THIS 16th DAY OF August, 2023.

WINSTON & STRAWN LLP

BY: *Rafael A. Aguilar*
RAFAEL A. AGUILAR, PARTNER

AREA TABULATION (IN ACRES)

SINGLE FAMILY LOTS (109 LOTS):	7.022
ROADWAY TRACT "A":	3.267
ALLEYWAY TRACT "B-1":	0.147
ALLEYWAY TRACT "B-2":	0.086
ALLEYWAY TRACT "B-3":	0.085
OPEN SPACE TRACT #1:	0.315
OPEN SPACE TRACT #2:	0.481
OPEN SPACE TRACT #3:	0.180
OPEN SPACE TRACT #4:	0.461
OPEN SPACE TRACT #5:	0.144
TRACT "I":	10.971
TOTAL ACRES, MORE OR LESS:	23.159

